

AMENDED BY CPC 9-23-93  
**RESOLUTION NO. 1449**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 23, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT  
SOUTHWEST CORNER OF HERMITAGE WAY AND CENTER  
PARKWAY

(P93-093) (APN: 117-1160-001 thru 044)

WHEREAS, the City Planning Commission on September 23, 1993, held a public hearing on the request for approval of a special permit to construct 44 single family homes for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

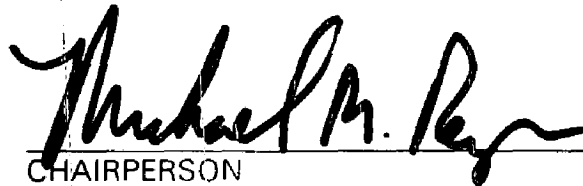
WHEREAS, the Planning Commission adopts the following findings of fact for the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that is a residential use in a Single Family Alternative (R-1A) zone.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the lot sizes will allow for adequate setbacks and usable yard area;
  - b. adequate garages, driveways, and landscaping will be provided; and
  - c. the lot layout is compatible with the area and will not impact the existing surrounding single family lots in the neighborhood;
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the site Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the proposed single family homes are hereby approved, subject to the following conditions:
  - a. ~~The front entrances on all models that are not visible from the street shall be redesigned to provide visibility from the street. Revised elevations and floor plans shall be submitted for Planning staff's review and approval prior to issuance of building permits.~~ *The applicant shall create a court yard between houses (Models 1100, 1650, 1400, and 1840) with secluded entrances by having the doors face each other and not allowing any fencing for the side yard to protrude into the courtyard area. A revised site plan indicating the court yard area for the applicable lots shall be submitted for Planning staff's review and approval prior to issuance of building permits. (Amended 9-23-93)*
  - b. There shall be no three car garages permitted with the initial floor plans or as future conversions. The applicant shall not offer the additional space as an optional three car garage.
  - c. The applicant shall submit a landscape and irrigation plan that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. Each unit shall have a lawn, a automatic irrigation system, trees, and a six foot wood fence around the side and rear property lines.
  - d. The applicant shall submit any change of a proposed model for a specific lot for Planning staff's review and approval prior to issuance of building permits.
  - e. All roofing material shall be concrete tile and indicated on plans submitted for building permits.
  - f. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.

  
 CHAIRPERSON

ATTEST:

  
 SECRETARY TO PLANNING COMMISSION

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